

PB# 88-7

**Kroe
(SP)**

70-1-45

Kroe Site Plan

88-7

Approved 10/26/88

Approved 10/26/88

Applicant: Dr. Alan Kroe - 561-7888
Rep: Manuel Katz - 425-0545

TOWN OF NEW WINDSOR		General Receipt		10071	
555 Union Avenue New Windsor, N. Y. 12550		November 4, 1988			
Received of		Dr. Alan Kroe (#88-7)		\$ 332.00	
Three Hundred Thirty-two		00/100		DOLLARS	
For		\$100.00 Life Plan -		\$232.00 P.B. Engineering	
DISTRIBUTION					
FUND	CODE	AMOUNT			
Check # 2293		\$332.00			
		By		Pauline M. Townsend	
				Town Clerk	
				Title	

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt		10071												
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550														
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For <u>\$100.00 / Site Plan -</u>		<u>\$232.00 / P.B. Engineering</u>												
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center; margin-bottom: 5px;">DISTRIBUTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">FUND</th> <th style="width: 20%;">CODE</th> <th style="width: 50%;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Check # 2293</td> <td></td> <td>\$332.00</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> </div> <div style="width: 50%;"> <p>By <u>Pauline H. Townsend</u></p> <p><u>Town Clerk</u></p> <p style="text-align: right;">Title</p> </div> </div>			FUND	CODE	AMOUNT	Check # 2293		\$332.00						
FUND	CODE	AMOUNT												
Check # 2293		\$332.00												

General Receipt		9624												
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550														
		March 1, 1988												
Received of <u>Dr. Alan Kroe</u>		\$ 25.00												
<u>Twenty-five and</u> ⁰⁰ / ₁₀₀		DOLLARS												
For <u>Planning Board Appo Fee -</u>		<u>88-7</u>												
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center; margin-bottom: 5px;">DISTRIBUTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">FUND</th> <th style="width: 20%;">CODE</th> <th style="width: 50%;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>CP# 1983</td> <td></td> <td>25.00</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> </div> <div style="width: 50%;"> <p>By <u>Pauline H. Townsend</u></p> <p><u>Town Clerk</u></p> <p style="text-align: right;">Title</p> </div> </div>			FUND	CODE	AMOUNT	CP# 1983		25.00						
FUND	CODE	AMOUNT												
CP# 1983		25.00												



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

April 5, 1995

Dr. Joel Mandel
833 Blooming Grove Tpk.
New Windsor, NY 12553

SUBJECT: SITE PLAN COMPLIANCE FOR
833 BLOOMING GROVE TPK.
P.B. FILE #88-7

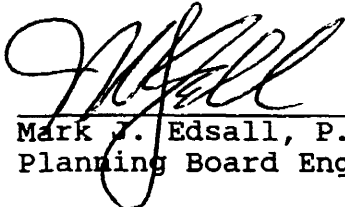
Dear Dr. Mandel:

At your request, I have reviewed the Town file with respect to the referenced site plan. I have also reviewed our file #83-46, a site plan application for Dr. Burton Allyn.

Based on my review, it is my conclusion that the site is in noncompliance relative to the improvement requirements of application #88-7. I have previously prepared a listing of the noncompleted work. Same was included in my memorandum dated 10 January 1995 to Michael Babcock, Building Inspector (a copy is attached hereto).

Please contact me if you have any further questions.

Very truly yours,



Mark J. Edsall, P.E.,
Planning Board Engineer

MJE:mlm
enclosure

cc: Dr. Alan J. Kroe - w/enc.
Dr. Salvatore Perconte - w/enc.
Dr. Burton Allyn - w/enc.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

RECEIVED JAN 10 1995

- Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 295-2765

10 January 1995

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: NEW WINDSOR INTERMEDIATE MEDICAL CARE SITE PLAN
833 ROUTE 94
DRS. ALLYN, KROE, MANDEL, STENGER AND PERCONTE
FIELD REVIEW 6 JANUARY 1995
MHE JOB NO. 87-56.2/T1-3

On the afternoon of 6 January 1995 we met at the subject site to review the status of site completion for the overall property, in connection with a request for Certificates of Occupancy at the property. During our field review, we spoke with Drs. Mandel and Kroe, advising them that we were reviewing the overall property, based on the latest site plan submitted.

The approved site plan did not include an Improvement Cost Estimate. As a result of same, the evaluation involved a review of the plan, general estimation of quantities, and general estimate of the values for each item. The following items were noted as incomplete:

<u>Item</u>	<u>Estimated Value</u>
Entrance/Exit Concrete Curbs	\$ 1,260.00
Asphalt Paving (North End of Site)	\$ 7,200.00
Parking Space Delineation (Striping)	\$ 350.00
Handicapped Space Delineation	\$ 250.00
Stone Wall Sump for Large Diameter Tree	\$ 150.00
Landscape Plantings	\$ 400.00
Dumpster Enclosure (Fencing)	\$ 400.00
Traffic Control Signs (One-Way Signs)	\$ 350.00
Outdoor Lighting	\$ 500.00
TOTAL IMPROVEMENT ESTIMATE	\$ 10,860.00

10 January 1995

MEMORANDUM
PAGE 2

As the two (2) Doctors advised us, and as we understand from the discussions at the Planning Board meetings, there appears to be a conflict among the Doctors as to who is responsible for what site improvements, based on the initial site plan requirements and the requirements of the latest site plan. As we advised the Doctors, our review is based on the latest site plan, which is the latest information presented to the Town Planning Board for this property, which is a single parcel and the subject of a overall site plan, notwithstanding the fact that several Doctors are involved in the ownership. We advised them that any determination as to individual responsibility of the Doctors for the various site improvements would be their responsibility to determine, although we will make the Town's approval information available if they care to review same.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:1-10-E.mk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

¹⁷⁶³
12 April 1995

Dr. Alan Kroe
833 Blooming Grove Turnpike
New Windsor, New York 12553

SUBJECT: 833 Blooming Grove Turnpike - Site Plan
New Windsor Planning Board No. 88-7

Dear Dr. Kroe:

This letter is written pursuant to your contacting me following your receipt of my letter dated 5 April 1995. This letter is intended to clarify the intent of my aforementioned letter and confirm my recent discussion with you.

As you are aware, once a site plan receives approval from the Planning Board, and before a Certificate of Occupancy is issued for the related building work, a field review is made to determine if the key site improvements have been completed in general conformance with the plan approved by the Planning Board. Also, when more than one site plan is received for a particular property, or a plan amendment is received for a certain property, the Planning Board utilizes the chronologically later plan as the basis for review of the overall site plan compliance. In many cases, elements required by the original site plan are included on the new site plan as either continued obligations or as already existing improvements.

The case of the site plan for 833 Blooming Grove Turnpike is no different. My aforementioned letter dated 5 April 1995 was merely intended to indicate that the Planning Board would be utilizing the later plan (Application No. 88-7) as the basis for site compliance field review and would be referring to that application as the latter application on which any non-compliance would be recorded.

12 April 1995

This letter, or the former letter are not intended to assign responsibility as to the responsible party who must cause construction of the improvements. Further, this letter or my former letter were not intended to distinguish between those improvements which may have been required as part of Application No. 83-46 or were required as part of Application 88-7.

If you have any further questions with regard to the above, please do not hesitate to contact the undersigned.

Very truly yours,

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.**


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Dr. Joel Mandel
Dr. Salvatore Perconte
Dr. Burton Allyn
Michael Babcock, Town Building Inspector
James Petro, Planning Board Chairman

A:KROE.mk

MANDEL

MR. EDSALL: 833 Blooming Grove Turnpike, which is Dr. Mandel, Croe, Perconte and Allyn, just an update for you, Dr. Mandel was in to see Mike and I and he had requested that we clarify which site plan we were going to refer to as far as the need to comply with the site plan completion and I shot off a short letter to him after Mike and I and he met which apparently was being used to attempt to indicate who was responsible for doing the work. We had indicated that we were going to use plan 887, which was the latter plan which was the basis for determining whether the site was complete or not complete. So I just delivered a copy of a clarification letter that I sent to Dr. Croe, who called me after Dr. Mandel apparently used the letter I sent for the purpose of determining who was responsible for paying for the improvements. I had clarified that by merely saying we're just indicating that when a new plan is in, that plan being the latter plan is what's used for reference as far as site completion. And we're not attempting to assign responsibility financially for who has to do the work so they are I would assume negotiating at this point still.

MR. PETRO: Did they put the bond up at all?

MR. BABCOCK: Nope.

MR. VAN LEEUWEN: Nothing.

MR. PETRO: Ten seven, something like that.

MR. EDSALL: Matter of fact, when he came in, he gave the indication he had absolutely no understanding at all of what he had to do and we reminded him that we gave him a detailed breakdown and we sent him another copy.

MR. PETRO: Let's give him a little more time and then after that, I think we should take some action again cause I remember the last time we talked about it, we were going to give him time until the asphalt plants are open. Now, they are open, we'll still give them more time but they are discussing it who is going to

April 12, 1995

53

pay what.

MR. VAN LEEUWEN: Let's put it back up for the second meeting in May and then they are going to have to--

MR. PETRO: They are really dragging it out, we had them in last fall.

MR. VAN LEEUWEN: January, I believe it was. They were angry cause they had to come in.

MR. BABCOCK: They are coming to my office and seeking help in trying to resolve this, so they are making headway.

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSACK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553
(914) 562-2333

November 3, 1994

Dermatology Associates, P.C.
833 Blooming Grove Turnpike
New Windsor, New York 12553

Attn: Burton Allyn, M.D., F.A.C.P.

Re: Site Plan

Dear Dr. Allyn:

In response to your letter of November 2, 1994,
I will convey your request to the Planning Board.

I personally cannot grant or deny any time as
requested on page 2 of your letter. It is the Planning Board
that made the original demand forwarded to you and if that
demand is amended such amendment will be by the Planning
Board and not by the undersigned.

With respect to your request of a list of the
"alleged requests" I expect this matter will be discussed
at the Planning Board meeting at which you are scheduled to
appear for discussion.

Thank you.

Very truly yours,

ANDREW S. KRIEGER

ASK:mmt

cc: Dr. Barrett Eisenstat
Dr. Philip Strenger
Myra Mason, New Windsor
Planning Board

DERMATOLOGY ASSOCIATES, P.C.

DISEASES OF THE SKIN
& SKIN SURGERY

BURTON ALLYN M.D., F.A.A.D., F.A.C.P.

ASSISTANT DIVISION PHYSICIAN
NEW YORK STATE POLICE
DIVISION AVIATION

ASSISTANT MEDICAL EXAMINER
COUNTY OF ROCKLAND

SENIOR AVIATION MEDICAL EXAMINER
FEDERAL AVIATION ADMINISTRATION

CONSULTING DERMATOLOGIST
LETCHWORTH VILLAGE DEVELOPMENTAL CENTER

CONSULTING DERMATOLOGIST
DEPT. OF CORRECTIONS
STATE OF NEW YORK

CONSULTING DERMATOLOGIST
CORNWALL HOSPITAL

FORMERLY ASSOCIATE CLINICAL
PROF OF DERMATOLOGY
NYU SCHOOL OF MEDICINE

November 2, 1994

Andrew S. Krieger
Attorney At Law
219 Quassaick Avenue
Squire Shopping Center, Suite 3
New Windsor, New York 12553

RE: Site Plan

Dear Mr. Krieger:

This is in reference to yours of October 11th, and to advise you that Doctors Mandel and Perconte, and this writer, did not receive copies of this correspondence until this past Friday October 28th.

In addition, we have only this date were able to review the site plan of 5-30-68.

Mr. Krieger, it is difficult to remember exactly what happened some 6½ years ago when we were given C of O's to conduct 4 separate practices at this location; but to the best of our recollections, we shaled the entire parking lot; attempted to direct parking to the most northern part of the parcel, and agreed to vinyl-side the entire building, which we have done.

We were unable to obtain DOT permission to have 2 entrances to the parcel (this was permitted only recently) and therefore could not have traffic enter at the Knox Village side and exit at the far side.

DERMATOLOGY ASSOCIATES, P.C.

DISEASES OF THE SKIN
& SKIN SURGERY

BURTON ALLYN M.D., F.A.A.D., F.A.C.P.

ASSISTANT DIVISION PHYSICIAN
NEW YORK STATE POLICE
DIVISION AVIATION

ASSISTANT MEDICAL EXAMINER
COUNTY OF ROCKLAND

SENIOR AVIATION MEDICAL EXAMINER
FEDERAL AVIATION ADMINISTRATION

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CORNWALL HOSPITAL

FORMERLY ASSOCIATE CLINICAL
PROF OF DERMATOLOGY
NYU SCHOOL OF MEDICINE

November 2, 1994

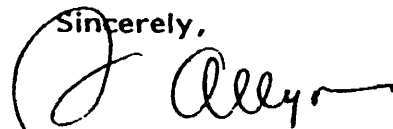
-2-

We do not feel it to be in the best interests of either the Town of New Windsor or the Planning Board, or for this Association, to litigate the matter before us, but rather to find out exactly what it is that the Planning Board feels we have not complied with.

In this regard Mr. Krieger, would it be possible for you to forward to us a list of those alleged requests, and at the same time grant us an additional 4 weeks to review all that is before us, in view of the lateness of the receipt of your letter, and the tentative date of November 15, 1994, for full compliance.

We thank you for your consideration and your attention.

Sincerely,



Burton Allyn, M.D., F.A.C.P.

BA:bff

CC: Doctors Kroe, Mandel and Perconte

INTER-OFFICE CORRESPONDENCE

TO: PLANNING BOARD

FROM: ZONING BOARD OF APPEALS

SUBJECT: BLOOMING GROVE TPK. ASSOC. REQUEST FOR USE VARIANCE
NOTICE OF DISAPPROVAL - 6/6/88- PB FILE #88-7
ZBA FILE #88-45

DATE: AUGUST 25, 1988

In accordance with the above-entitled notice which was forwarded to the ZBA, please be advised that Dr. Kroe will be applying for area variances only on property located at 833 Blooming Grove Tpk. Under date of 11/26/79 the ZBA application #79-19 - a use variance was granted to allow professional offices at this site. I am attaching hereto a copy of the pertinent formal decision which we feel covers the entire parcel listed on New Windsor tax map Section 70 - Block 1 - Lot 45 to include Dr. Kroe's application to the Planning Board for site plan approval dated June 6, 1988 - Planning Board File #88-7.

A use variance for professional offices was granted for the entire parcel known as 833 Blooming Grove Tpk.

James Nugent, Chairman

/pab
Attachment

cc: Building Inspector Babcock

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

733 FILE

-----x
In the Matter of the Application of
ANTHONY SINISGALLI.

71-11-15
DECISION GRANTING
USE VARIANCE

Application #79-19.
-----x

WHEREAS, ANTHONY SINISGALLI of Route 94, Town of New Windsor, New York, has made application for a use variance to permit professional offices in an R-4 (residential) zone to be located at his residence above; and

WHEREAS, a public hearing was held on the 22nd day of October, 1979 at the Town Hall, Town of New Windsor, New York; and

WHEREAS, the applicant was represented by Jerald Fiedelholtz, Esq., 279 Quassaick Avenue, New Windsor, New York; and

WHEREAS, the application was opposed by a number of area owners residents and property// including Kingswood Gardens Condominium homeowners who were represented by Raymond H. Bradford, Esq.; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News, also as required by law.

2. The evidence shows that the applicant has attempted to sell or lease the property for residential purposes for a number of years.

3. The evidence shows that the neighborhood is primarily commercial in character and that the proposed use as a professional office will not change the character of the neighborhood.

4. The evidence shows that the plight of the applicants was due to unique circumstances and not to general conditions suffered by other persons within the zone.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The land will not yield a reasonable return as it is presently zoned.

2. The hardship of the applicant has been shown to be due to unique circumstances and not general conditions.

3. The application does not alter the essential character of the neighborhood.

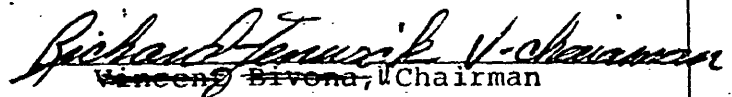
4. The application before the Board does not rewrite the Zoning Law.

5. The evidence shows that this is not a self-created hardship.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant a use variance as applied for by ANTHONY SINISGALLI.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the attorney for the applicant.

Dated: November 26, 1979.


Vincent Bivona, Chairman

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of
BLOOMING GROVE TURNPIKE ASSOCS.

DECISION GRANTING
AREA VARIANCE

#88-45.

-----X

WHEREAS, BLOOMING GROVE TURNPIKE ASSOCS., a partnership with offices located at 833 Blooming Grove Tpk., New Windsor, New York 12550, have made application before the Zoning Board of Appeals to allow existing additions to a medical clinic located at the above address in an R-4 zone; and

WHEREAS, a public hearing was held on the 26th day of September, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant was represented by George F. Stradar, Esq. of Northrop, Stradar & Glenn P. C., 388 Broadway, Newburgh, N. Y. 12550; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission for existing additions to medical clinic, said additions requiring 19 ft. frontyard, 15 ft. sideyard, 18 ft. rearyard and 12 1/2 ft. building height variances.

3. The evidence presented by Applicant substantiated the fact that all previous building permits were applied for and received in order to construct the existing additions but that no violation notices were issued to obtain area variances at the time of application for building permits.

4. The evidence shows that the applicant will encounter practical difficulty if the variances requested are not granted due to the fact that the constructed has been completed.

5. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood since a use variance was previously granted.


NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 19 ft. frontyard, 15 ft. sideyard, 18 ft. rearyard and 12 1/2 ft. building height variances as stated above and in accordance with plans submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: October 24, 1988.


Chairman



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT E. DICKSON
REGIONAL DIRECTOR

2A Ridge Road, New City, N.Y. 10956

FRANKLIN E. WHITE
COMMISSIONER

112 Dickson Street Newburgh,

October 24, 1988

*Planning Board
Town of New Windsor
555 Union Ave
New Windsor NY 12550*

Re: *Dr. ALAN LEOE
Route 94 5642*

Dear *Chairman*,

We have reviewed this matter and please find our comments checked below.

- ☒ A Highway Work Permit will be required
- ☒ No Objection
- ☐ Need additional information ☐ Traffic Study ☐ Drainage study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect New York State Dept. of Transportation
- ☐ No Comments
- ☐ ADDITIONAL COMMENTS:

Very truly yours,

D. Donald Greene
D. Donald Greene
C.E. I, Permits
Rockland County

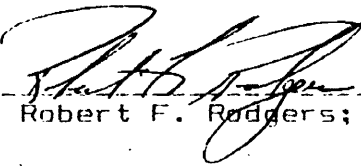
DDG:GK

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 24 October 1988
SUBJECT: Dr. Alan J. Kroe

Planning Board Reference Number: 88-07
Fire Prevention Reference Number: 88-91

A review of the above referenced subject site plan was conducted this date.

This site is already existing and there is no reason to comment on it at this time.



Robert F. Rodgers; CCA

LAW OFFICES OF
NORTHROP, STRADAR & GLENN, P.C.

GEORGE F. STRADAR, JR.
STEWART P. GLENN

JAMES L. MONELL

388 BROADWAY
POST OFFICE BOX 2395
NEWBURGH, NEW YORK 12550
(914) 561-8000
(914) 562-0020

GEORGE MILNER NORTHROP
1903-1987

AUGUSTUS W. BENNET
1897-1983

October 26, 1988

RECEIVED

OCT 18 1988

McGoey, Hauser & Edsall
Consulting Engineers, P.C.

Mark J. Edsall, P.E.
Mc Goey, Hauser and Edsall
Consulting Engineers
45 Quassaick Avenue
New Windsor, New York 12550

Re: Application of Dr. Alan J. Kroe before Town of
New Windsor Planning Board
Project No. 88-07
Premises: 833 Blooming Grove Turnpike

Dear Mark:

As promised, I hand you herewith the following items:

1. Five duplicate originals of site plan dated May 30, 1988 as prepared by Manuel Katz, P.E.;
2. Five duplicate originals of prospective of proposed site improvement as prepared by Manuel Katz, P.E.

I understand that you will be meeting with the Building Inspector and the Chairman of the Planning Board to review our request to be placed on the Planning Board Agenda for October 26, 1988.

As discussed, we have obtained the necessary approvals of the Town of New Windsor Zoning Board of Appeals and have verbal information from the Department of Transportation that, with minor changes, the second curb cut will be approved.

NORTHROP, STRADAR & GLENN, P.C.

Mark J. Edsall, P.E.

-2-

October 18, 1988

I have asked Mr. Katz to call you on Friday morning to determine if any additional data will be needed for the October 26, 1988 meeting.

If there is anything further which you will require, please advise.

Thank you for your many courtesies.

Very truly yours,

A handwritten signature in cursive script, reading "Stewart P. Glenn".

Stewart P. Glenn

SPG:bce
Enclosures
G-2891-A

cc: Dr. Alan J. Kroe
Manuel Katz, P.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD

FROM: ZONING BOARD OF APPEALS

SUBJECT: BLOOMING GROVE TPK. ASSOCIATES
PLANNING BOARD FILE #88-7
ZBA FILE #88-45

DATE: September 28, 1988

Please be advised that the above-entitled application for area variances was approved at the 9/26/88 public hearing heard before the ZBA.

The criteria for approving the application was based on the R-4 bulk regulations and not the PO (Professional Office) bulk regulations. Therefore, the only variance required under R-4 was a 28 ft. rear yard variance instead of the area variances listed on the original notice of disapproval dated 6/6/88 received from the Planning Board.

Kindly update your file with the above-entitled information.

James Nugent, Chairman

/pab

Attachment: Notice of Disapproval of 6/6/88

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P/A File No. 88-7

Date 6 JUNE 1988

To: BLOOMING GROVE TPKE ASSOC
833 BLOOMING GROVE TPKE
NEW WINDSOR N.Y. 12550

PLEASE TAKE NOTICE that your application dated 26 FEB 88
for (~~Subdivision~~ - Site Plan) DR KRDE OFFICE RENOVATION
located at 833 BLOOMING GROVE TURNPIKE

is returned herewith and disapproved for the following reasons.

MEDICAL CLINIC IN R-Y ZONE; FRONT YD.;
SIDE YD. ; REAR YD. ; BLDG HEIGHT

HENRY SCHEIBLE

Planning Board Chairman

BASED ON
USE #A9 ZONE C

Requirements

Min. Lot Area 40 000 SF

Min. Lot Width 200 FT

Req'd Front Yd. 60 FT

Req'd. Side Yd. 30 / 70 FT

Req'd. Rear Yd. 30 FT

Req'd. Street
Frontage* N/A

Max. Bldg. Hgt. 4' / FT = 1 1/2 FT

Min. Floor Area* N/A

Dev. Coverage* N/A %

Floor Area Ratio** .5

Proposed or
Available

43 000 SF

329' FT

41 FT

15 / 126'

12 FT

—

14' FT

—

— %

—

Variance
Request

—

—

19' FT

15 FT SIDE

18 FT

—

12 1/2 FT

—

— %

—

* Residential Districts only

** Non-residential Districts only

DR. ALAN KROE SITE PLAN (88-7)

5-18-88

Stewart Glenn, Esq. came before the Board representing this proposal along with Mr. Emanuel Katz.

Mr. Glenn: We have a situation here, I believe you have the site plan as submitted by Mr. Katz. The only change he has made on the one that he has --

Mr. Babcock: This is across from Vails Gate Firehouse, Dr. Kroe is a tenant of the spaces that are indicated with the lines on the end of the building. It is not an addition to the building. It is the existing building. He has been under lease of this part of the building.

Mr. Glenn: He is a podiatrist. He has been practicing podiatry for 29 years. For the past five years, he has been practicing and sharing spaces in another part of the building and entered into a lease of this particular part of the building to start as soon as possible so that he can be practicing full-time.

Mr. Scheible: Which part of the building has been occupied as a residence?

Mr. Glenn: This section.

Mr. Scheible: It is no longer being occupied as a residence?

Mr. Katz: C.

Mr. Scheible: That is in a residential zone.

Mr. Glenn: No, it is C.

Mr. Van Leeuwen: We approved this a number of years ago, that addition to the building. That was a proposal for a residence and he put in a residence.

Mr. Babcock: C zone ends at the road, the intersection before this building. This is in a R4 zone.

Mr. Scheible: Let me finish what I was going to say. Since this is in an R4 zone, under R4 zone you are allowed to have an office and residence. Now since there is no more residence, you are falling out of compliance. You are out of compliance right now. In order for this to go any further, you'd have to go before the Zoning Board of Appeals to get a variance to use this entirely as an office area.

Mr. Katz: If it was brought back --

Mr. Scheible: R4 zone permits an office and residence attached as long as the resident has his own office within the building. But since Dr. Allan removes himself from this building, this no longer falls into that category. So you are no longer in compliance. You have an office space in a residential area which is not allowed. So, therefore, you have to go -- before we go any further -- you have to go before the Zoning Board of Appeals for a variance to occupy this as an office building completely as an office building. Am I right or wrong, Joe?

Mr. Roness: It would seem so.

Mr. Edsall: I agree with what you are saying. I was under the impression, because of the fact that it was so extensively used that it got approval for a medical clinic.

Mr. Scheible: Up until what period of time was this occupied as a residence by Dr. Allan?

Mr. Katz: I believe until it was taken over which is October.

Mr. Glenn: That is when Dr. Kroe's lease started and he is paying rent and not able to use it for his profession. It is his intention to renovate it according to code and have the contractors come in and submit plans.

Mr. Van Leeuwen: He is renting it already?

Mr. Glenn: And he is paying rent monthly for use of this space and he is willing.

Mr. Van Leeuwen: Where was his attorney?

Mr. Glenn: On the lease?

Mr. Van Leeuwen: Yes.

Mr. Glenn: There was none. I don't think that was part of his initial plan.

Mr. Katz: I was under the sure impression this was the information that I saw from a prior plan that was submitted. It was a C1. Now where can I double check that?

Mr. Babcock: We have no C1 zone and the reason I am positive

about this is we have another item on the agenda which is the Forge Hill Country Furniture Center which is below this and we were under the impression that the Cl went to Forge Hill. When I did check it, it stopped at Marshall Drive.

Mr. Katz: Going which way?

Mr. Babcock: Coming from Vails Gate.

Mr. Glenn: Since 85 percent of the building was used for this use, that was the permitted use of the building.

Mr. Roness: The impression was that before zoning, this was used in a non-conforming way.

Mr. Glenn: He was advised that it was commercial because 85 percent of the building was used for the professional offices and that is what he had been advised of.

Mr. Roness: He was using it that way before zoning, so that he had a non-conforming use.

Mr. Van Leeuwen: Dr. Allan still owns the building. Before we give any kind of advice to the Zoning Board of Appeals, we would like to take a look at it.

Mr. Scheible; Yes.

Dr. Kroe: This is now a limited partnership. We have all bought into the building so it is not Dr. Allan's building. He is one of the partners.

Mr. Van Leeuwen: But, Burt has done pretty much what he wants to do and it doesn't conform to the zoning. It doesn't mean we can't get it to conform to zoning.

Dr. Kroe: This is a ownership. We are going to beautify the building. We all appreciate that it is a sight. I will be the first to admit it, but we have --

Mr. Glenn: Dr. Kroe was the moving force to have the building beautified.

Mr. Katz: There were certain things done from the time that I drew the maps that I went down to the site before I came here. This has been paved up to here. There is rock completely in all portions of the site.

Mr. Scheible: As it stands right now, it is not in compliance with zoning. So it makes no sense for us discussing what you are going to be doing with the piece of property. Before we go to that step, you still have to go to the Zoning Board of Appeals to get a variance.

Mr. Katz: A variance to convert to a complete office building.

Mr. Babcock: It would be a use variance.

Mr. Roncs: You are going to dress the facade up?

Dr. Kroe: Yes, I have here estimates changing the face of the building all to conform. About one-third of the building is Texture 111.

Mr. Van Leeuwen: You are going to be Texture 111 on the whole building? It is a botch job. I'd like to see something better than Texture 111.

Mr. Katz: I think we did do some work there that would really pretty up the place.

Dr. Kroe: We have just laid down the rock. We are going to get estimates on blacktop and the lines.

Mr. McCarville: Before we pick out the siding, I think we ought to take a look at the parking lot. I want to point out that if you get your use variance, that does not preclude you from coming back to the Planning Board. The possibility of exploring a second exit onto 94 might be beneficial.

Mr. Glenn: I have been told that they asked the state for it and it was denied. They certainly are not opposed to pursuing. But I don't know if it will be approved.

Mr. McCarville: I think it should be looked at again because it would certainly assist the flow of traffic and be more beneficial for the spaces here.

Mr. Scheible: Does this have to be resubmitted to the Fire Bureau also?

Mr. Edsall: If you can't get the second entrance, we should look at the traffic pattern a little more. The parking in front is angular and you can't really go out without going into the turnaround areas. You'd be opposing all the traffic coming in when you are going out and the aisle width is not large enough.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

Mr. Katz: It is approximately 30 feet.

Mr. Edsall: Clear from the back of the spaces, right here.

Mr. Katz: Oh, no.

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor approve this site plan of Dr. Alan Kroe.

Mr. Schiefer: I will second that motion.

Mr. McCarville: The handicapped area would have to be blacktopped.

Mr. Scheible: They are going to have to come back before us after the zoning so all these questions will be answered at that time.

Mr. Katz: In order to give you an approved map at that time, I wondered if you'd just take an extra minute and just mention some of the other points that might be of interest so I can give you an approved map the next time I see it instead of bringing back the same thing.

Mr. Scheible: I think it is a good idea but we are going to get a better idea if we go down and do a sight inspection.

Mr. Van Leeuwen: I want to see the site first.

Mr. Katz: Could we in any way say we'll meet the next time you're meeting to jot down a note so we can give you an approved copy?

Mr. Scheible: We have to submit to the Fire Bureau. Send another request to the DOT requesting another exit and then that all hinges upon that. That will change your whole traffic pattern around. So right now, we are going to send you onto the Zoning Board, go down and make a sight inspection of this property Monday evening. If somebody wants to be around there between 7:30 and 8:00, in that area, that would be fine.

Mr. Glenn: The main problem that Dr. Kroe has is whatever he can do to expedite so he can practice because he is unable to practice full-time because he is sharing spaces. He can only be there part of the week. He is quite willing to be working on the beautification and that is his hardship. So whatever can be one and still achieve your goals, whatever we can do to do that, we'd like to move on it as quickly as possible. This is his livelihood and he is finding, as a tenant, his delay

is a real problem. That is the contention of his problem.

Mr. Scheible: Who is the owner of the building?

Dr. Kroe: Among the four physicians and myself, Dr. Allan, Dr. Mandel, Dr. Perconte (phonetic).

Mr. Scheible: They all occupy the building. There are four offices in there now?

Dr. Kroe: Dr. Allan and Perconte are in joint practice and I have a room that I sub-lease.

Mr. McCarville: I would like to make a motion that the Planning Board of the Town of New Windsor pass a resolution recommending to the Department of Transportation an additional egress on this property. If we supply that motion to the party, this would give them a better chance of getting that type of thing. I will put that into the form of a motion.

Mr. Scheible: We already have a motion on the floor.

ROLL CALL:

MR. SCHIEFER	NO
MR. VAN LEEUWEN	NO
MR. LANDER	NO
MR. JONES	NO
MR. MC CARVILLE	NO
MR. PAGANO	NO
MR. SCHEIBLE:	NO

Mr. Scheible: Mr. McCarville has made a motion that the Planning Board of the Town of New Windsor send on a memorandum to the Department of Transportation requesting the possibility of granting an extra curb cut onto Route 94.

Mr. Van Leeuwen: We can't really do that.

Mr. McCarville: We can supply that letter to the applicant.

Mr. Edsall: It is a valid way to do it. It is just a recommendation.

Mr. Glenn: Does that mean that assuming otherwise that this plan meets your requirements, that will be part of what you recommend, that there be a second curb cut because they don't want to apply for one if that is not going to be a recommendation ultimately.

Mr. Lander: I will second that motion.

ROLL CALL:

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. JONES	AYE
MR. MC CARVILLE	AYE
MR. PAGANO	AYE
MR. SCHEIBLE	AYE



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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: KROE SITE PLAN
PROJECT LOCATION: ROUTE 94
PROJECT NUMBER: 88-07
DATE: 18 MAY 1988

1. The Applicant has submitted a plan for review for modifications to the existing medical clinic site at 833 Blooming Grove Turnpike.
2. The Board may wish to discuss with the Applicant the exact details of what is proposed (distinguish between existing and proposed). Some questions which should be asked are as follows:
 - a. Is the "office renovation" an addition or a renovation.
 - b. Are the compacted gravel limits as shown existing or proposed.
3. A review of the plan indicates that several nonconformances exist at the site. It should be confirmed that variances have been obtained for same and no further increase of the nonconformance will result from the development as shown.
4. The plan should include a count of doctors within the clinic and the number of examination rooms. These values should be utilized for determining parking requirements.
5. The parking arrangement as shown on the plan should be reconsidered. Some concerns from my review are follows:
 - a. Both handicapped parking spaces should be located near the ramp and should be of proper size.
 - b. The 45 degree parking arrangement makes movement extremely difficult since it is oriented for entering only. For exit maneuvers, a turnaround motion would be required in each case.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: KROE SITE PLAN
PROJECT LOCATION: ROUTE 94
PROJECT NUMBER: 88-07
DATE: 18 MAY 1988

-2-

- c. The area of the ramp and the handicapped space is indicated as compacted gravel. That surface is not acceptable for handicapped access.
 - d. I question if the Board accepts the compacted gravel as an acceptable dust-free surface for parking.
 - e. No provisions are indicated for the collection and control of stormwater drainage.
 - f. Based on the location of the existing curb cut on Route 94 and the existing building, I would recommend that the Board have the Applicant pursue a second curb cut to the east and arrange a "flow thru/one-way" traffic pattern.
6. The key map provided on the plan should be made more usable. Marshall Drive should be indicated on the plan for reference location.
7. The plan does not indicate any provisions for site lighting and landscaping.
8. As currently submitted, it is my opinion that the plan is not acceptable for Planning Board Site Plan approval, from an Engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE.emj

crowe.emj



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

88-7

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Pro. Site Plan
PROJECT NUMBER: 88-7

Completed Application Form	<input checked="" type="checkbox"/>
Notarized Endorsement on Application	<input checked="" type="checkbox"/>
Application Fee	<input checked="" type="checkbox"/>
Proxy Statement	<input checked="" type="checkbox"/>
Environmental Assessment Form	<input checked="" type="checkbox"/>
Completed Checklist	<input checked="" type="checkbox"/>
Fourteen (14) Sets of Submittal Plans	<input checked="" type="checkbox"/>

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYSDOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

* O/C Planning and DOT as required.

DIAGNOSTIC ASSOCIATES, P.C.

BURTON ALLYN, M.D.

DIPLOMATE, AMERICAN BOARD OF DERMATOLOGY
FELLOW, AMERICAN ACADEMY OF DERMATOLOGY
FELLOW, AMERICAN COLLEGE OF PHYSICIANS

SALVATORE PERCONTE, M.D.

DIPLOMATE, AMERICAN BOARD OF EMERGENCY MEDICINE

February 26, 1988

Mr. Hank Scheible, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Dear Mr. Scheible:

The partners of 833 Blooming Grove Turnpike are pleased to advise you that we are presently in the process of beautifying the premises, with the following projects:

1. Enlargement of our present parking facility, and black-topping of the entire parking lot.
2. Addition of uniform exterior for all of the buildings.
3. Landscaping.

We are anxious to cooperate in every way with the Planning Board, and would be receptive to any suggestions or comments that you might have concerning the above.

We thank you for your assistance.

Sincerely,



Burton Allyn, M.D.

BA:bff

88-7

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SPECIAL PERMIT

1. Name of Project OFFICE RENOVATION
2. Name of Applicant Dr. Alan Kroe Phone 561 7888
Address 833 BLOOMING GROVE TURNPIKE NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
BLOOMING GROVE TURNPIKE
3. Owner of Record ASSOCIATES Phone 561 2000
Address 833 BLOOMING GROVE TURNPIKE NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan MANUEL KATZ Phone 914-425-0545
Address 11 BARBARA LN MONSEY N.Y. 10952
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTH side of RT 94
20 feet EAST (Street)
(Direction)
of KNOX VILLAGE
(Street)
7. Acreage of Parcel 1 8. Zoning District R-4
9. Tax Map Designation: Section 70 Block 1 Lot 45
10. Describe proposed use in detail: PROFESSIONAL
OFFICE

FORM 10-1175
Not valid in state after 12/31/88
SP1175-01
Printed and bound at New Windsor
NY 12550

11. Other Property Information:

- a). Is the proposed use in or adjacent to a Residential District? Yes
- b). Is a pending sale or lease subject to Planning Board approval of this application? No
- c). When was property purchased by present owner? OCT, 1987
- d). Has property been subdivided previously? No When? _____
- e). Has property been subject of special permit previously? No . When? _____
- f). Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- g). Is there any outside storage at the property now or is any proposed? Describe in detail: No

12. Attach a proposed plan showing the size and Location of the Lot and Location of all buildings and proposed facilities, including access drives, parking areas and all Streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

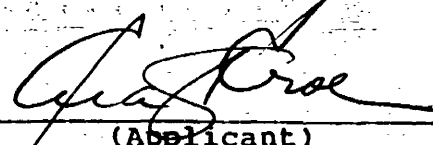
AFFIDAVIT

Date: 2/26/88

STATE OF NEW YORK)

COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require your to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.


(Applicant)

Sworn to before me this
29th day of Feb, 1988
Lynn M. Vance
(Notary)

LYNN M. VANCE
Notary Public, State of New York
No. 481142
Appointed in Orange County
My Commission Expires November 18, 1991

Rev. 3-87

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: OFFICE RENOVATION

Location: 833 BLOOMING GROVE TURNPIKE, NEW WINDSOR N.Y.

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature: _____

Date: 2-28-88

Preparer's Title: _____

OWNER ALAN J. KRAE

Agency: _____

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--------------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. ___ Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. ___ Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. ___ Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. ___ Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | Section |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval | 33. ___ Storm Drainage |
| Stamp. | 34. ___ Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. ___ Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. ___ Area Lighting |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. ___ Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. ___ Water Supply/Fire |
| | Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. ___ Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. ___ Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. ___ Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. ___ Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. ___ Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. ___ BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. ___ Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. ___ Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. ___ Building Coverage (% |
| 22. ___ Landscaping | of Total Area) |
| 23. ___ Exterior Lighting | 48. ___ Pavement Coverage (Sq. |
| 24. ___ Screening | Ft.) |
| 25. ___ Access & Egress | 49. ___ Pavement Coverage (% |
| 26. ___ Parking Areas | of Total Area) |
| 27. ___ Loading Areas | 50. ___ Open Space (Sq. Ft.) |
| 28. ___ Paving Details | 51. ___ Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. ___ No. of Parking Spaces |
| | Proposed. |
| | 53. ___ No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *Samuel Katz*
 Licensed Professional

Date: 2/26/88

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

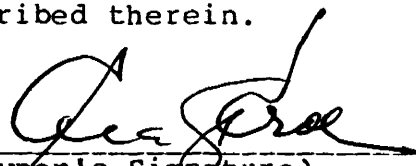
----- ALAN J. KROE ----- deposes and says that he
resides at 51 PILGRIM LANE MONSIEY NY 10954
(Owner's Address)

in the County of ROCKLAND
and State of NEW YORK

and that he is the owner in fee of OFFICE - 833 RT 94E
NEW WINDSOR

which is the premises described in the foregoing application and
that he has authorized EMANUEL KATZ
to make the foregoing application as described therein.

Date: 2.29.88


(Owner's Signature)

(Witness' Signature)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM FOR RECORD

TO: MICHAEL BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: KROE SITE PLAN; ROUTE 94;
P/B NO. 88-7
DATE: 18 May 1989

This memorandum shall acknowledge that on 17 May 1989 I made a field review of the subject site with you to review the status of the work with respect to the site plan approved by the Planning Board on 26 October 1988.

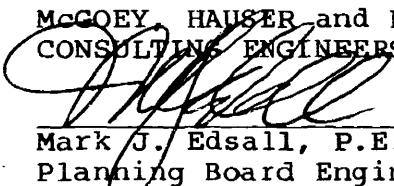
Based on my observations, it is my opinion that the following major items of the site work called for on the plan have not been completed. As such, I have made an estimate with regard to the non-completed work.

<u>ITEM</u>	<u>QUANTITY</u>	<u>ESTIMATE</u>
Paving	2286 SY	\$ 20,574
Curbing (Wood)	200 LF	\$ 200
Curbing (Concrete)	120 LF	\$ 1,440
Striping/Signs	L.S.	\$ 500
Landscaping	L.S.	\$ 500
Entrance/Exit Reconstruction	L.S.	\$ 2,000
	TOTAL	\$ 25,214

If you have any further questions, please do not hesitate to call me.

Respectfully submitted,

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.


Mark J. Edsall, P.E.
Planning Board Engineer

MJEemj

kroe



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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Licensed in New York,
New Jersey and Pennsylvania

17 July 1989

Dr. Alan Kroe
833 Blooming Grove Turnpike
New Windsor, NY 12550

**SUBJECT: BLOOMING GROVE TURNPIKE ASSOCIATES SITE PLAN
TOWN OF NEW WINDSOR (T88-7)**

Dear Dr. Kroe:

On 2 June 1989 I forwarded you a letter requesting the status of the application which was to be made to the New York State Department of Transportation for the second access to the subject site. As of this date, I have not received a response in this regard. It would be appreciated if you could make every effort to determine the status of this application and provide the Town of New Windsor with a completion date when the installation of the second access point will be completed. Thank you for your anticipated timely response in this matter.

Very truly yours,

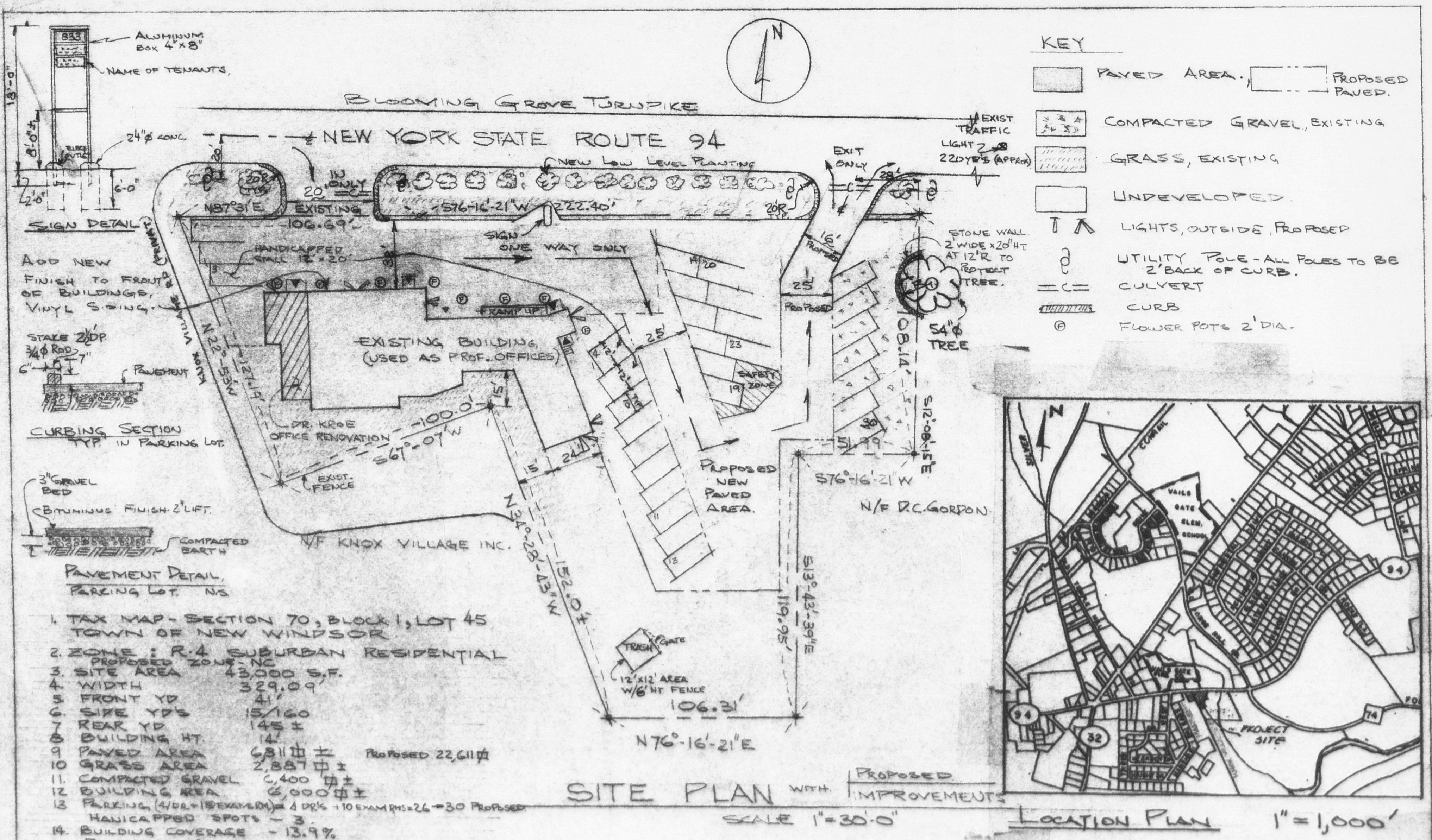
McGOEY, HAUSER AND EDSALL
CONSULTING ENGINEERS, P.C.

A handwritten signature in dark ink, appearing to read "Mark J. Edsall", is written over a horizontal line.

Mark J. Edsall, P.E.
Planning Board Engineer

MJEl sb

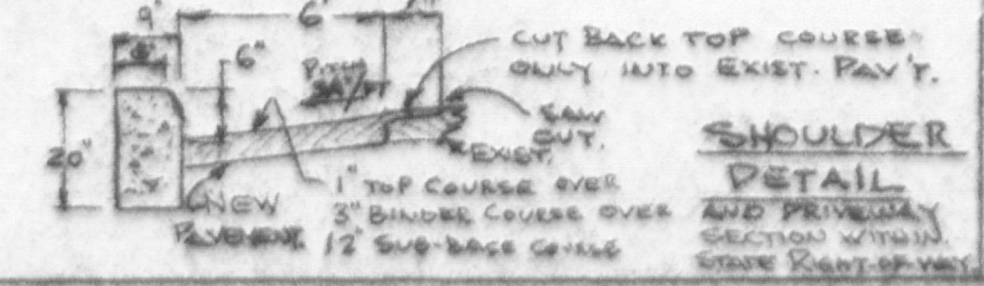
cc: Michael Babcock, Building Inspector
Town Planning Board



1. TAX MAP - SECTION 70, BLOCK 1, LOT 45 TOWN OF NEW WINDSOR.
2. ZONE : R-4 SUBURBAN RESIDENTIAL
3. SITE AREA 43,000 S.F.
4. WIDTH 329.09'
5. FRONT YD 41'
6. SIDE YDS 15/120
7. REAR YD 145 ±
8. BUILDING HT. 14'
9. PAVED AREA 6,811 ± Proposed 22,611 ±
10. GRASS AREA 2,887 ±
11. COMPACTED GRAVEL 6,400 ±
12. BUILDING AREA 6,000 ±
13. PARKING (4 DR + 10 EXAM RNS) = 26 → 30 PROPOSED
HANDICAPPED SPOTS - 3
14. BUILDING COVERAGE - 13.9%
15. PAVEMENT COVERAGE - 52.3%

OCCUPANCY GROUP - C1, PROFESSIONAL OFFICE
CONSTRUCTION TYPE 5 (WOOD FRAME)

16. OPEN SPACE - 37,000 ±, 86%
17. DATE OF ZONING VARIANCE APPROVAL - USE 11/26/79; AREA 9/26/88
18. PARKING LOT DRAINAGE - SUEET DRAINAGE - 60% TO S/E, 30% TO N/E & 10% TO S/E OF PARKING AREA
19. TRAFFIC CONTROL SIGNS AT ENTRANCE & EXIT; ONE WAY BACK TO BACK SIGNS & DIRECTION SIGNS IN THE PARKING LOT.
20. ALL PAVED PARKING SPOTS TO BE STRIPED



APPROVAL STAMP

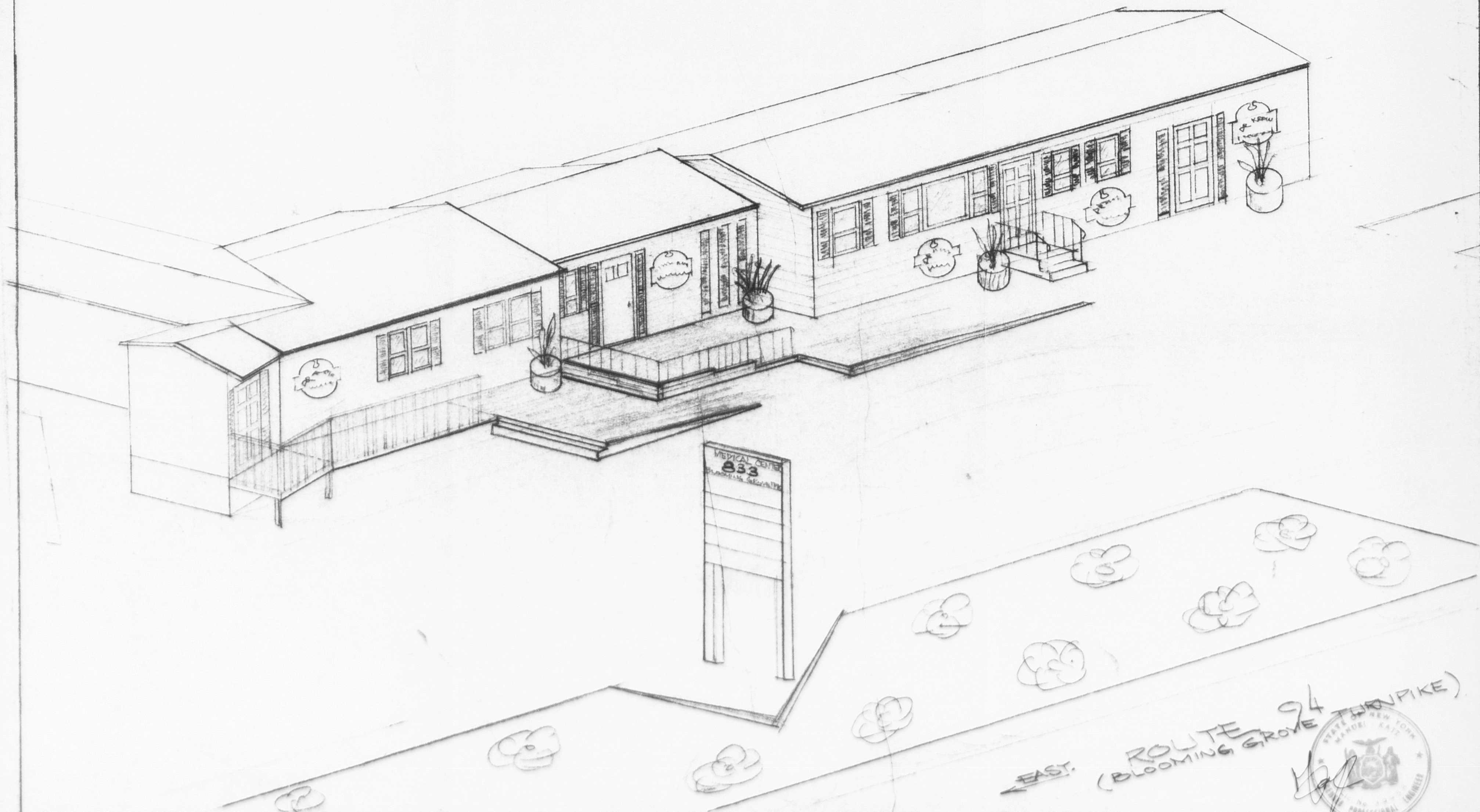
Final Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11/27/88

BY: *Lawrence Jones*
LAWRENCE JONES
SECRETARY

ENGINEER:
MANUEL KATZ P.E.
11 BARBARA LN
MONROE, NY 10952

Manuel Katz
MANUEL KATZ
No. 3992
PROFESSIONAL ENGINEER

FOR: BLOOMING GROVE TURNPIKE ASSOCIATES			
LOCATION: 833 BLOOMING GROVE TURNPIKE NEW WINDSOR, N.Y. 12550			
TITLE: SITE PLAN & KEY PLAN FOR OFFICE RENOVATION & SITE & IMPROVEMENT.			
16	5/3/88	SCALE 1" = 30'-0"	DWG No. 880224
			REV. F



ENGINEER:
MANUEL KATZ P.E.
11 BARBARA LN
MONSEY N.Y. 10952

TITLE: MEDICAL CENTER
PERSPECTIVE OF
PROPOSED SITE
IMPROVEMENT.

LOCATION:
833 BLOOMING GROVE TURNPIKE
NEW WINDSOR, N.Y. 12550

FOR:		BLOOMING GROVE TURNPIKE ASSN.	
16	REV. 1	SCALE	DWG. NO.
		2	880727
			REV. A